

**PLANNING AND ZONING COMMISSION
STAFF REPORT**

August 16, 2007



CU 07-11: Doris Baird and Alice Lonsbury

CASE DESCRIPTION: request for approval of a Conditional Use Permit to allow a nightclub/bar in a Retail District (C-2)

LOCATION: 3601 East 29th Street, Suite 11, Bryan, Brazos County, Texas

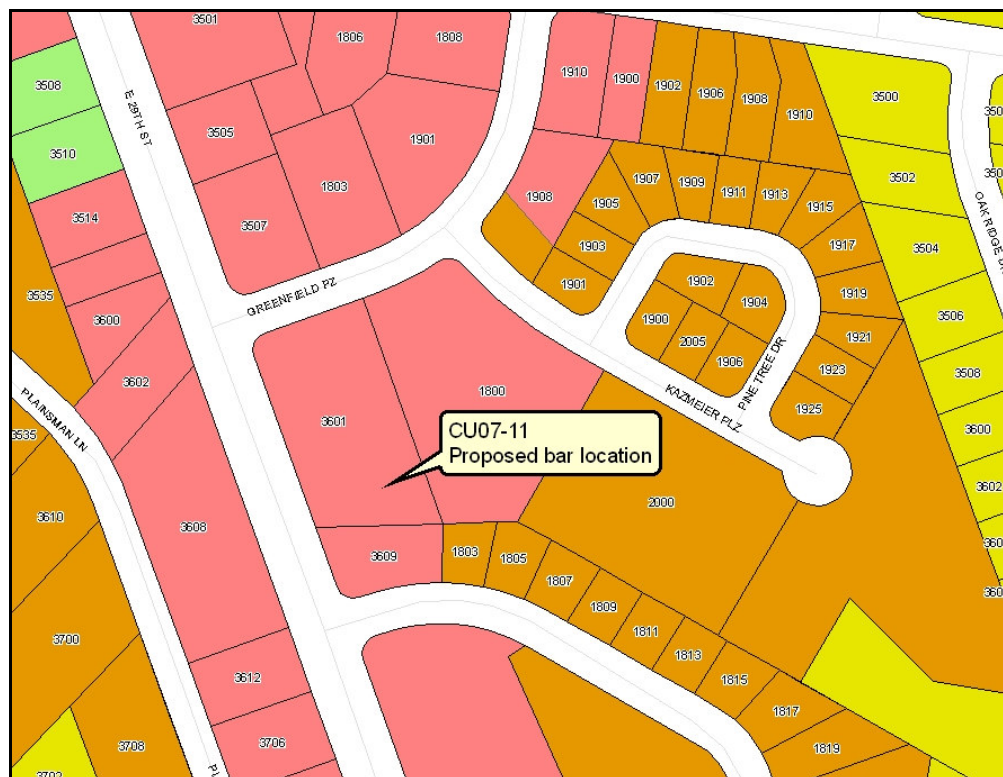
LEGAL DESCRIPTION: part of Lot 10 in Block 2 of Greenfield Plaza Subdivision

EXISTING LAND USE: retail shopping center

APPLICANT(S): Doris Baird and Alice Lonsbury

STAFF CONTACT: Randy Haynes, Staff Planner

SUMMARY RECOMMENDATION: Staff recommends **approving** this Conditional Use Permit.



BACKGROUND:

The applicants are requesting approval of a Conditional Use Permit, to allow operation of a nightclub/bar in the Greenfield Plaza retail center. The proposed bar will occupy one suite of approximately 2000 square feet in the existing shopping center.

COMPREHENSIVE PLAN:

The City of Bryan adopted the Comprehensive Plan Update in 2007. The plan is the framework for the establishment of zoning and other regulatory tools. The current plan includes policies and recommendations related to the various physical aspects of the community. These aspects are supported by a set of goals and objectives. The Planning and Zoning Commission shall consider the following when making a decision regarding this conditional use permit request:

5.5 Land Use Policies

All land uses should be located such that:

- Appropriate buffers separate dissimilar uses. Buffers include, but may not be limited to transitional land uses, floodplain areas, parks, landscaping or natural and man-made features;

ANALYSIS:

Approval of a Conditional Use Permit by the Planning and Zoning Commission shall be based upon the following criteria.

1. Conformance with Zoning Ordinance

With approval of a Conditional Use Permit, the proposed nightclub/bar will conform to all applicable regulations and standards established by the Zoning Ordinance.

2. Compatibility with Surrounding Land Uses

Staff believes the proposed nightclub/bar is compatible with existing retail and multi-family land uses surrounding the subject property. Staff contends that the proposed use at this particular location conforms to the land use recommendations of the Comprehensive Plan. The existing retail shopping center, only 2000 square feet of which is proposed to be used as nightclub/bar, is surrounded by land zoned for (and occupied by) multi-family residential uses. Staff does not believe that the proposed bar will have any disturbing effects on the overall character and comfort of the surrounding environment.

3. Effect on Vehicular and Pedestrian Traffic in the Vicinity

Staff believes considering existing zoning and land uses in the area, the proposed bar will not adversely affect the safety and convenience of vehicular and pedestrian circulation in this vicinity.

4. Protection from Erosion, Flood or Water Damage, Fire, Noise, Glare, and Similar Hazards or Impacts

Staff was unable to identify any adverse impacts that may result from permitting the proposed bar.

5. Adequacy and Convenience of Off-street Parking and Loading Facilities

Adequate and convenient off-street parking is provided on the premises.

6. Conformance with the Objectives and Purpose of the Zoning District

Staff contends the proposed bar meets the objectives and purpose of the C-2 zoning district within which it is proposed to be located.

RECOMMENDATION:

Staff recommends **approving** this Conditional Use Permit to allow operation of a nightclub/bar on the subject property.